

MIDDLESEX COUNTY AGRICULTURE DEVELOPMENT BOARD

40 LIVINGSTON AVENUE
NEW BRUNSWICK, N.J. 08901

TEL: (732) 745-4014

FAX: (732) 745-3011

CHAIRMAN

ALAN A. DANSER

VICE CHAIRMAN

JAMES GIAMARESE

SECRETARY

JOHN RIGGS

FREEHOLDER LIAISON

CHARLES TOMARO

STAFF

MIRAH A. BECKER, PP, AICP
Supervising Planner

LAURIE SOBEL
Senior Environmental Planner



MINUTES

MIDDLESEX COUNTY AGRICULTURE DEVELOPMENT BOARD

Meeting of March 12, 2014

8:00 p.m.

Held at the Cranbury Township Municipal Building

ATTENDANCE:

Voting Members:

Alan Danser
Jim Giamarese
Robert Von Thun
Kevin Bifulco

Staff:

Mirah Becker
Laurie Sobel
Joseph Bilal, Esq
Barbara Koonz, Esq..

I. Notification of Adequate Public Meeting Notice

Mr. Danser called the meeting of the Middlesex County Agriculture Development Board to order at 8:00 p.m. Ms. Sobel stated that the meeting had been properly noticed according to the Open Public Meetings Act and all notifications had been provided to all local media outlets.

II. Roll Call

Ms. Sobel called the roll as follows:

Mr. Danser	present
Mr. Riggs	not present
Mr. Bifulco	present via telephone
Mr. Giamarese	present
Mr. VonThun	present
Mr. Moskowitz	not present

III. Reorganization

Mr. Ververides stated that the annual reorganization would take place at tonight's meeting.

Mr. Ververides asked for nominations for the position of Chairman. Mr. Von Thun nominated Mr. Alan Danser for the office of Chairman. Mr. Giamarese seconded the nomination. There were no other nominations and the nominations were closed. All members were in favor of the appointment of Mr. Danser as Chairman.

Mr. Danser asked for nominations of the office of Vice Chairman. Mr. Von Thun nominated Mr. Jim Giamarese for the office of Vice Chairman. Mr. Danser seconded the nomination. There were no other nominations from the floor and the nominations were closed. All members were in favor of Mr. Giamarese being appointed as Vice Chairman.

The position of Secretary will be chosen at the next meeting.

IV. Convene a Closed Session

A motion was made by Mr. Von Thun, seconded by Mr. Giamarese and approved to convene a closed session to discuss a personnel matter.

V. Reconvene the Regular Meeting

A motion as made by Mr. Giamarese, seconded by Mr. Von Thun and approved to reconvene the regular meeting.

VI. Approval of Minutes of the Regular Meeting of November 13, 2013

The minutes of the meeting of November 13, 2013 were distributed to the members. A motion was made by Mr. Von Thun, seconded by Mr. Giamarese and approved to adopt the minutes as presented.

V. Correspondence

A. SADC Newsletter – Farmland Preservation Connections

Ms. Sobel distributed the SADC Newsletter. Highlights included an AMP on farm markets and agritourism activities, soil disturbance on preserved farms, the adopted solar energy rules and understanding the basics of arm leases.

B. Leading-Related Networking Opportunities, Workshops for Farmers and Landowners

Ms. Sobel distributed information on a series of meetings and workshops which will be held in March for farmers and landowners to learn about land leasing opportunities and leasing-related issues.

C. Two Day National Conference – Saving America's Farms and Farmland – Celebrating 40 Years of Farmland Preservation – May 12 & 13, 2014 – Hershey, PA

Ms. Sobel distributed information on the above referenced conference.

VI. Old Business

A. Update on the Individual Farm Easement Purchase Applications

Ms. Sobel presented a report on the current status of easement purchase application as listed below:

<u>Applicant</u>	<u>Status</u>
Jesse Voight	The landowner's attorney prepared "Release of Easement" for conveyed 1.0 acre easement area in question. ROE has been revised several times by MCIA and SADC legal staff. After SADC approval, cost-sharing documentation and survey will be amended.
Roy Reinhardt	Revisions to the survey were required by the SADC. Revised final survey drawings were submitted on 2/24/14 for MCIA's submission to the SADC.
Benjamin Konopacki (Indyk Farm)	A revised title commitment documentation submitted to the SADC on 2/6/14. Latest revisions to title work and Affidavit of Title submitted on 2/25/14. SADC is currently preparing payment documentation.
Protnick Farm	Ms. Sobel held an application meeting and signing with the landowners on 2/19/14. PIG application was submitted to the SADC on 2/20/14.
EJG Properties	Appraisals will be reviewed later in the meeting.
Dean J. Fiorentino	Staff is still waiting for the SADC's final determination of this application.

B. Preliminary Approval of Melissa Beck Farm (J.B. Heatherwood Farms), Monroe Township

Ms. Sobel presented the Melissa Beck Farm Application. This application was reviewed by the CADB at their meetings on June 12, 2013 and November 13, 2013. The original application fell short of meeting the minimum eligibility criteria for tillable acreage. The applicant has amended her application and would like the CADB to consider her revised application. The applicant is proposing a two acre severable exception around the wetlands area which is part of the Manalapan Brook Watershed on the western boundary of the property. The applicant intends to either sell or donate the exception area to the county as open space. She is also requesting a half acre non-severable exception around the indoor riding arena, which was suggested by the SADC. The application meets all the minimum eligibility criteria. A motion was made by Mr. Von Thun, seconded by Mr. Giamarese and approved to grant preliminary approval to the Melissa Beck Farm.

VI. New Business

A. Resolution Honoring Roy Etsch

At the last CADB Meeting Mr. Etsch submitted his resignation from the CADB. Mr. Etsch served on the CADB for 25 years and will be missed. A motion was made by Mr. Von Thun, seconded by Mr. Giamarese and approved to pass a resolution honoring Mr. Etsch.

B. Call for Candidates to Fill CADB Member Vacancies/Discussion of Quorum Guidelines

Ms. Sobel asked the members if they had any suggestions for candidates to fill vacancies on the CADB. The Board recommended Mr. Roger Jany. Ms. Sobel requested that any candidates should send a letter of interest to the County Administrator with a copy to her so she can follow up and attempt to fill the vacancy in a timely fashion.

In light of a vacancy on the Board, the Board discussed what constitutes a quorum. By statute the CADB consists of seven members, but due to vacancies there have been issues in the past with not having an adequate number of members to constitute a quorum. The Board discussed adopting a resolution that in cases of vacancies on the CADB, a majority of the members would constitute a quorum. A resolution will be drafted by County Counsel for consideration at the next meeting.

VII. Convene a Closed Session

A motion was made by Mr. Von Thun, seconded by Mr. Giamarese and approved to convene a closed session to discuss an acquisition matter.

VIII. Reconvene the Regular Meeting

A motion as made by Mr. Giamarese, seconded by Mr. Von Thun and approved to reconvene the regular meeting.

IX. Action as a Result of Closed Session

A motion was made by Mr. Giamarese, seconded by Mr. Von Thun and approved to accept the appraisals for the EJG Farm. Appraisals will be forwarded to the SADC.

X. Public Comment

There was no Public Comment at today's meeting.

XI. Next Meeting

The next meeting was scheduled for April 9, 2014 at 8:00 p.m. at the Cranbury Township Municipal Building.

XII. Adjournment

A motion was made, seconded and approved to adjourn the meeting at 9:15 p.m.